

050.A

0001

0022.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

186,700 / 186,700

USE VALUE:

186,700 / 186,700

ASSESSED:

186,700 / 186,700



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22		RUSSELL PL, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	FRIEL MARY KATHRYN	
Owner 2:		
Owner 3:		

Street 1: 22 RUSSELL PL

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: NG MELISSA W -

Owner 2: -

Street 1: 22 RUSSELL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1567 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	7511										G5	1.					

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	186,700			186,700			
Total Card		0.000	186,700			186,700	Entered Lot Size		
Total Parcel		0.000	186,700			186,700	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	119.14	/Parcel: 119.1	Land Unit Type:		

Parcel ID: 050.A-0001-0022.0

!14755!

## PRINT

Date: 12/11/20 Time: 04:34:08

LAST REV Date: 09/27/17 Time: 08:48:19

danam

14755

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NG MELISSA W,	66394-359		11/17/2015	Deed Restrict	163,093	No	No		
DEFRANCISCO EDW	52150-583		1/29/2009	Invol Chari	130,000	No	No		
RUSSELL PLACE D	40230-136		7/30/2003	Invol Chari	115,000	No	No	DEEDED ECL. USE PARKING 1 CAR	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
9/27/2017	Measured	DGM	D Mann
2/1/2005	Other Change	BR	B Rossignol
1/30/2004	Inspected	BR	B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type:	8 - Condo TnHs.		Full Bath:	1	Rating:	Very Good												
Sty Ht:	0 - 1 St condo		A Bath:		Rating:													
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete		A 3QBth:		Rating:													
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Very Good												
Prime Wall:	2 - Clapboard		A HBth:		Rating:													
Sec Wall:		%	OthrFix:		Rating:													
Roof Struct:	1 - Gable		OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good												
Color:	GRAY		A Kits:		Rating:													
View / Desir:			Frpl:		Rating:													
GENERAL INFORMATION						WSFlue:		Rating:										
Grade:	B- - Good (-)		CONDO INFORMATION															
Year Blt:	2003	Eff Yr Blt:	Location:															
Alt LUC:			Total Units:															
Jurisdct:	G5	Fact:	Floor:															
Const Mod:			% Own:	0.842000008														
Lump Sum Adj:			Name:															
INTERIOR INFORMATION						DEPRECIATION												
Avg Ht/FL:	STD		Phys Cond:	VG - Very Good	4.8 %													
Prim Int Wall:	2 - Plaster		Functional:		%													
Sec Int Wall:	10 - None	%	Economic:	X - Restricted	72. %													
Partition:	T - Typical		Special:		%													
Prim Floors:	3 - Hardwood		Override:		%													
Sec Floors:	4 - Carpet	50 %	Total:	73.34	%													
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						COMPARABLE SALES									
Subfloor:			Basic \$ / SQ:	245.00		Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:			Size Adj.:	0.88289726														
Electric:	3 - Typical		Const Adj.:	1.04469740														
Insulation:	3 - Typical		Adj \$ / SQ:	225.978														
Int vs Ext:	S		Other Features:	45048														
Heat Fuel:	2 - Gas		Grade Factor:	1.21														
Heat Type:	15 - H.V.A.C		NBHD Inf:	1.45000005														
# Heat Sys:	1		NBHD Mod:															
% Heated:	100	% AC:	LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	Adj Total:	700320														
% Com Wall:	% Sprinkled:		Depreciation:	513615		Juris. Factor:	1.00	Before Depr:	396.48									
			Depreciated Total:	186705		Special Features:	0	Val/Su Net:	119.14									
						Final Total:	186700	Val/Su SzAd:	119.14									
MOBILE HOME						WtAv\$/SQ:	AvRate:	Ind.Val:										
SPEC FEATURES/YARD ITEMS						PARCEL ID 050.A-0001-0022.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:							Total Special Features:						Total:				